

MINUTES
Housing Authority of the Town of Darien
March 27, 2012 – 7:30 p.m.

A regular meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:30 p.m. on Tuesday, March 27, 2012 in Room B-1 of the Darien Town Hall, 2 Renshaw Road, Darien, CT.

Present were: Commissioners Cynthia Ashburne, Jan Raymond, Joe Warren and Kass Bruno; Absent: Jan Pierret.

Minutes from the Meeting of February 28, 2012 were approved without objection.

The Paid Bills Reports for Old Town Hall Houses for March 2012 (through March 23rd) and Allen-O'Neill Homes for March 2012 (through March 22nd) were accepted as submitted on a motion by Joe Warren.

Executive Director's Report: Cynthia Ashburne gave the Executive Director's report in Kathryn Molgano's absence.

Fiscal Year 2010/2011 Audit: Commissioners received original copies of the final audit report for Fiscal Year ending June 30, 2011 which has also been submitted to CHFA and DECD.

PILOT Funding: Notification was sent to the Town of Darien from DECD that PILOT Funds (Payment In Lieu of Taxes) for Allen-O'Neill Homes was approved for the Fiscal Year 2011/2012 in the amount of \$69,988. These funds are paid directly to the Town of Darien.

2012 Income Limits Resolution: On a motion by Joe Warren, the Commission voted unanimously to pass a resolution to adopt the 2012 maximum Income Limits for application to and continued occupancy in State Moderate Rental and Elderly Housing as published and recommended by HUD for the Stamford-Norwalk areas (Resolution attached).

Old Town Hall Houses: Cynthia Ashburne reported that Aavon Pest Control was contracted to treat for carpenter bees at Old Town Hall Houses, and the application had been completed.

Redevelopment Update:

Resolution: Joe Warren read a Resolution authorizing the Chairman to sign the following documents on behalf of the DHA: Amendment #1 Development Agreement, Ground Lease, Land Use Restriction Agreement, Assignment and Assumption of Lease, Notice of Lease, Authorization to Establish LLC, Open Space Declaration, Developer's Sewer Permit Agreement, Tax Abatement Agreement, Road Widening Easement, Deed Restrictions for two Authority homes on West Avenue and other documents that may be required by lenders and Title Company and investors.

Ed Schmidt provided a summary of Amendment #1 of the Development Agreement noting the significance of successfully negotiating the sale of tax credits resulting in a capital contribution of \$26M and thereby significantly reducing the debt service of the project to \$5.4M. Other topics discussed included 1) DHA monies allocated for relocation costs prior to closing will be reimbursed at closing from the construction loan, 2) change in the length of lease from 80 years to 65 years, 3) allocation for DHA staff, 4) income restrictions contained in lease agreement, 5) active recreational use of open space, 6) deed restrictions for West Avenue properties, 7) additional document needed to define terms for accessing DHA's reserves for operating deficits. On a motion by Joe Warren and seconded by Jan Raymond, the Commissioners unanimously approved the Resolution.

Cynthia Ashburne reported that as of this date, 20 out of 21 Phase I residents have been relocated.

John McClutchy reported that the project is on track and moving toward closing; the curtain drain is still under construction with no issues and expected to be completed on time (2 ½ weeks) and on budget. The closing is expected in the next 3 to 4 weeks. There are several requirements that must be met prior to starting demolition, but that should begin shortly after closing.

Joe Warren reported that, prior to demolition, the three volunteer fire departments will be utilizing the vacant houses for training drills. Lists of the AON residents remaining on site and of neighbors on Fairfield Avenue and Elm Street were provided by DHA to the Noroton Heights Fire Department. The Fire Department hand delivered notices to these persons of the upcoming drills. Steps have been taken to ensure that all parties are fully insured for this activity.

Todd McClutchy reported that the website is still under construction and expects that it will be done in approximately two weeks. Notices will be sent out announcing the launching of the site.

Jan Raymond reported that the DHA and Steve Falcone, Superintendant of Schools, have completed arrangements for AON students who have been relocated out of district to remain in their district during the construction period. Agreeable transportation arrangements have been made with each out of district family.

Allen-O'Neill Association: No report.

Senior Resident Association: No report.

Other Matters: Cynthia Ashburne reported that she received an email stating that Kim McLaughlin of PHRN has been meeting with AON residents and has contacted the First Selectman asking for her participation in arranging a meeting to help residents get a Memorandum of Understanding with the Developer. John McClutchy remarked that requests of this nature should come to the DHA, Arthur Anderson or John McClutchy. There was further discussion by Arthur Anderson that this matter had been previously discussed with the tenant association and that a Resident Participation Plan had been adopted with an effective date of October 1, 2011. The draft of this plan was provided to residents at the November meeting, as well as during their interviews with HERC. Arthur pointed out that there had been earlier conversations with the resident association to discuss provisions of the Resident Participation Plan. No comments or concerns were communicated to DHA or the developer partners, and the Commission approved the plan. Arthur commented that the document is called a Resident Participation Plan rather than an MOU.

Jan Raymond reported on the status of the Tenant Commissioner election which will take place on Wednesday, April 25, 2012.

The meeting was adjourned at 8:25 p.m. on a motion by Joe Warren.

Respectfully submitted,

Cynthia Ashburne
Chairman

CERTIFIED RESOLUTION

Certified a true copy of a resolution duly adopted by the Housing Authority of the Town of Darien, herein called the Agency or Authority, at its meeting on March 27, 2012. This resolution has not been rescinded or modified in any way.

Date

Kathryn Y. Molgano, Executive Director

Whereas, It is desirable and in the best interest of the State of Connecticut, this agency, and the moderate income and elderly citizens of the State of Connecticut, be it

RESOLVED, That effective December 1, 2011, the maximum income limits for application to and continued occupancy in all Elderly and Moderate Income Family Housing owned by the Housing Authority of the Town of Darien shall be at the HUD recommended income rates for 2012 in our area as follows:

Admission Limits

Continued Occupancy Limits

\$ <u>57,750</u>	for 1 person	\$ <u>72,190</u>
\$ <u>66,000</u>	for 2 persons	\$ <u>82,500</u>
\$ <u>74,250</u>	for 3 persons	\$ <u>92,810</u>
\$ <u>82,500</u>	for 4 persons	\$ <u>103,125</u>
\$ <u>89,100</u>	for 5 persons	\$ <u>111,375</u>
\$ <u>95,700</u>	for 6 persons	\$ <u>119,625</u>

This resolution rescinds and replaces any and all previous Resolutions establishing maximum income limits for applications and continued occupancy for all applicable State-Assisted Elderly and Moderate Rental Housing owned by the Housing Authority of the Town of Darien.

Approved

Date

Commissioner